



PLANNING COMMISSION BOARD OF ADJUSTMENT MEETING AGENDA WEDNESDAY, SEPTEMBER 3, 2014

Jennifer Wittmann, Chairman
Joshua Oehler, Vice Chairman

David Blaser
Carl Bloomfield
David Cavenee

Brigette Peterson
Kristofer Sippel
Brent Mutti, Alternate

Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona

Study Session: 5:00 p.m.
Regular Meeting: 6:00 p.m.

TIME	AGENDA ITEM	ACTION
5:00 P.M.	CALL TO ORDER STUDY SESSION	
	<p>1. GP14-09 - Warner Power Senior Living - Request for Minor General Plan Amendment to change the land use classification of approximately 19.7 acres of real property generally located west of the southwest corner of Power and Warner Roads from Light Industrial land use classification to General Office land use classification;</p> <p>Z14-19 - Warner Power Senior Living - Request to rezone approximately 19.7 acres of real property generally located west of the southwest corner of Power and Warner Roads from approximately 19.7 acres of Light Industrial (LI), within a Planned Area Development overlay zoning district, to approximately 19.7 acres of General Office (GO) zoning district;</p> <p>UP14-10 - Warner and Power Senior Living - Request to approve a Conditional Use Permit for approximately 19.7 acres of real property located west of the southwest corner of Power and Warner Roads to allow a congregate care facility in the General Office (GO) zoning district. Amy Temes (480) 503-6729</p>	
	<p>2. UP13-04 - Gilbert Town Center Apartments - Request to approve a conditional use permit for approximately 13 acres of real property located south and east of the southeast corner of Gilbert Road and Warner Road to allow a multi-family residential use in a mixed use Regional Commercial (RC) zoning district Planned Area Development Overlay zoning district. Nathan Williams (480) 503-6805</p>	
	<p>3. Z14-17 - Powell Heights - Rezoning for 13.1 acres of real property generally located north of the northeast corner of Chandler Heights Road and Val Vista Drive from Single Family-43 (SF-43) zoning district to Single Family-15 (SF-15) zoning district with a Planned Area Development Overlay zoning district to stipulate site plan conformance. Jordan Feld (480) 503-6748</p>	

TIME	AGENDA ITEM	COMMISSION ACTION
	4. Z14-15(B) - An Amendment to the Town Of Gilbert Land Development Code to amend Land Use Regulation Tables in all Zoning Districts, amend Development Regulations and Site Regulations in all Zoning Districts, amend Sign Regulations and Subdivision Regulations. Jordan Feld (480) 503-6748	
	5. Vietnam War Memorial Presentation	
	6. Discussion of Regular Meeting Agenda	
	ADJOURN STUDY SESSION	
6:00 P.M.	CALL TO ORDER REGULAR MEETING	
	ROLL CALL	
	7. APPROVAL OF AGENDA	
	8. COMMUNICATIONS FROM CITIZENS At this time, members of the public may comment on matters not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.	
	ADMINISTRATIVE ITEMS	
	9. Appointment of Chairman and Vice Chairman	Discussion; possible action by MOTION
	10. Appointment of Zoning Hearing Officer and Alternate Zoning Hearing Officer	Discussion; possible action by MOTION
	11. Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of August 6, 2014.	Discussion; possible action by MOTION
	RECESS PLANNING COMMISSION	
	CONVENE BOARD OF ADJUSTMENT	
	12. AP14-04 (Z114-16) - Appeal to the Gilbert Board of Adjustment from the Town of Gilbert Zoning Administrator's interpretation for Storage Yards for Rent that: 1) the use of pre-manufactured metal buildings are prohibited in the General Industrial (GI) zoning district, 2) the approved site plan does not include offices, and 3) temporary storage containers require a building permit. The Board of Adjustment may reverse or affirm, wholly or partly, or modify	Hearing; discussion; possible action by MOTION

TIME	AGENDA ITEM	COMMISSION ACTION
	the decision of the zoning administrator and make such order, requirement, decision or determination as necessary. In addition, the Board of Adjustment may remand the matter to the Zoning Administrator for reconsideration, for additional information or to cure a deficiency in the record or proceeding. Jordan Feld (480) 503-6748 Applicant is requesting continuance to January 7, 2015	
	13. Minutes - Consider approval of the Board of Adjustment minutes of the August 6, 2014 meeting	Discussion; possible action by MOTION
	ADJOURN BOARD OF ADJUSTMENT AND RECONVENE PLANNING COMMISSION	
	PUBLIC HEARING (CONSENT) Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Commission or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion.	
	14. S14-09 - Enclave at North Shore - Request to approve a Preliminary Plat and Open Space Plan for Enclave at North Shore for 76 home lots (Lots 1-76) on approximately 18.6 acres of real property generally located at the northeast corner of McQueen Road and Elliot Road, in the Single Family Detached Residential (SF-D) zoning district, with a Planned Area Development (PAD) Overlay. Nichole McCarty (480) 503-6747 Staff is requesting continuance to October 1, 2014	Hearing; discussion; possible action by MOTION
	15. S14-07 - City Gate - Request to approve Preliminary Plat and Streetscape Plan for Woodbury Corporation, for 20 commercial lots on approximately 61.34 acres of real property located at 5150 E. Baseline Road in the Regional Commercial (RC) zoning district. Jordan Feld (480) 503-6748 Staff is requesting continuance to October 1, 2014	Hearing; discussion; possible action by MOTION
	16. Z14-16 - White Fence Estates - Request to rezone approximately 6.81 acres of real property generally located south of the southwest corner of 130th Street and Warner Road from 6.81 acres of Single Family Residential - 6 (SF-6) zoning district to 6.81 acres of Single Family Residential - 6 (SF-6) zoning district with a Planned Area Development overlay zoning district to modify minimum lot area; minimum side, front, and rear yards setbacks; maximum lot coverage; and to allow 2-story plans (Plan 211 and Plan 216 by Ryland Homes) to be constructed on lots 1-6. Nathan Williams (480) 503-6805	Hearing; discussion; possible action by MOTION

TIME	AGENDA ITEM	COMMISSION ACTION
	<p>PUBLIC HEARING (NON-CONSENT)</p> <p>Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission.</p>	
	<p>17. Z13-08 - Gilbert Town Center Mixed Use - Request to amend Ordinance Nos. 427, 617, 725, 1287, and 1689 pertaining to the Settler's Point Planned Area Development (PAD) and the Gilbert Town Square PAD by removing from the Settler's Point PAD and Gilbert Town Square PAD approximately 25.3 acres of real property consisting of approximately 25.3 acres of Regional Commercial (RC) zoning district, all with a Planned Area Development overlay, generally located at the southeast corner of Gilbert Road and Warner Road; approving the Development Plan for the Gilbert Town Center Planned Area Development; and changing the zoning classification of said real property from 25.3 acres of Regional Commercial (RC) with a Planned Area Development overlay to 25.3 acres of Town of Gilbert Regional Commercial (RC), all with a Planned Area Development overlay zoning district, as shown on the map which is available for viewing in the Planning and Development Services Office; and to modify the development regulations of the southeast parcel (Parcel 2) as follows: eliminate building step-back requirements, decrease front and side building setbacks, increase rear building setbacks, and decrease landscape setbacks adjacent to proposed buildings. Nathan Williams (480) 503-6805</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>18. GP14-08 - Whitfill Nursery - Request for Minor General Plan Amendment to change the land use classification of approximately 2.2 acres of real property generally located north of the northwest corner of Guadalupe Road and Cooper Road from Residential >0-1du/ac land use classification to General Commercial land use classification. Jordan Feld (480) 503-6748</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>19. Z14-18 - Whitfill Nursery - Request to rezone approximately 2.2 acres of real property generally located north of the northwest corner of Guadalupe Road and Cooper Road from Single Family-35 (SF-35) zoning district to General Commercial (GC) zoning district with a Planned Area Development Overlay zoning district to modify requirements related to minimum building setbacks, minimum landscape areas, commercial activity enclosure, vehicular access and screening. Jordan Feld (480) 503-6748</p>	<p>Hearing; discussion; possible action by MOTION</p>

TIME	AGENDA ITEM	COMMISSION ACTION
	<p>20. Z14-15(A) - Request to amend the Town of Gilbert Land Development Code: Chapter I Zoning Regulations, Division 4 General Regulations, Article 4.5 Supplemental Use Regulations, Section 4.5014 Medical Marijuana Dispensaries, Offsite Cultivation Sites and Designated Caregiver Cultivation Locations related to hours of operations; Chapter I Zoning Regulations, Division 2 Land Use Regulations, Article 2.3 Commercial Districts, Section 2.305 Additional Development Regulations related to drive-through aisle setback from a residential use; Chapter I Zoning Regulations, Division 4 General Regulations, Article 4.5 Supplemental Use Regulations, Section 4.506 Drive-Through Aisles related to drive-through aisle setback from a residential use; Chapter III Subdivision Regulations, Article 1.2 Minor Land Division and Minor Subdivision, Section 1.209 Effective Date and Expiration Date related to automatic expiration of approval; Chapter I Zoning Regulations, Division 2 Land Use Designations, Article 2.6 Employment Districts, Section 2.603 Land Use Regulations related to incidental retail use; Chapter I Zoning Regulations, Division 2 Land Use Designations, Article 2.6 Employment Districts, Section 2.606 Additional Use Regulations related to incidental retail use; Chapter I Zoning Regulations, Division 2 Land Use Designations, Article 2.2 Multi-Family Residential Districts, Section 2.204 Site Development Regulations related to ground-floor private open space screening; Glossary of General Terms, Building, Detached related to the definition of a detached building; Chapter I Zoning Regulations, Division 2 Land Use Designations, Article 2.1 Single Family Residential Districts, Section 2.106 Additional Development Regulations related to the height of guest quarters; Chapter I Zoning Regulations, Division 2 Land Use Designations, Article 2.1 Single Family Residential Districts, Section 2.106 Additional Development Regulations related to accessory structure permitting; Chapter I Zoning Regulations, Division 4 General Regulations, Article 4.2 Off-Street Parking and Loading Regulations, Section 4.203 General Provisions related to additional parking on single family residential lots; Chapter I Zoning Regulations, Division 4 General Regulations, Article 4.4 Sign Regulations, Section 4.409 Office/Employment related to tower and freeway signage; and Chapter I Zoning Regulations, Division 4 General Regulations, Article 4.4 Sign Regulations, Section 4.4010 Public Facility/Institutional related to tower and freeway signage. Linda Edwards (480) 503-6750</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>COMMUNICATIONS</p>	
	<p>21. Report from Chairman and Members of the Commission on current events.</p>	

TIME	AGENDA ITEM	COMMISSION ACTION
	22. Report from Council Liaison	
	23. Report from Planning Services Manager on current events.	
	ADJOURN	MOTION to Adjourn

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, October 1, 2014, 6:00 p.m., Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at 503-6871.